

5-2: RA-5 RESIDENTIAL AGRICULTURAL

A. DECLARATION OF LEGISLATIVE INTENT

The RA-5 Residential Agricultural Zone covers that portion of Utah County which historically has been utilized for the growing of crops and the raising of livestock. It includes that area of the county where the combination of soil quality, size of land parcel, availability and supply of water, and other natural and man-caused factors make the land most appropriately suited for agricultural use. Although the main thrust of the RA-5 zone is to protect the farming industry, certain non-farm uses and residences on lots large enough to preclude conflict with the surrounding farms are allowed in the zone.

It is hereby declared that the specific purposes and intent of the County Commission in establishing the RA-5 Residential Agricultural Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Section 17-27-102 Utah Code Annotated 1953, and to implement the plans provided for in Section 17-27-301 of the said Code.
2. To preserve the county's agricultural land.
3. To foster and protect agro-industry and agricultural operations from adjacent antagonistic and incompatible land uses.
4. To coordinate development in a way that is economical for agriculture.
5. To stabilize and encourage the cultivation of crops and the raising and keeping of livestock and related uses within this zone.
6. To promote the conservation of water, land, and other resources.
7. To maintain a greenbelt around urban centers, insofar as possible, as a means of cleansing the atmosphere and the preservation of the quality living environment.
8. To avoid excessive costs for the public services which result from excessive scattering of urban uses.
9. To preserve and protect agricultural activities from the problems in residential areas by limiting residential developments.

The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.